



Carriages Hotel

Commercial Road Inch Aberdeenshire AB52 6JN

Heritable with vacant possession.

19 bedroom hotel with 3 bed owner's accommodation.

Good corner location within village of Inch some 25 miles from Aberdeen.

Price Guide £295,000

The Property

A substantial stone built hotel with 2 traditional storeys plus attic rooms.

The site extends to 0.284 hectare (0.554 acre) and is directly adjacent to site allocated for development of 48 houses in the Local Development Plan.

Location

Occupies a corner, main road, site in the village of Inch. Railway station on the main Aberdeen to Inverness line is directly opposite.

Popular dormitory location for Aberdeen and Inverure.

Please see location plans on page 3.

Services

The property is understood to enjoy all mains services and central heating from gas boiler.

Local Authority

Aberdeenshire Council

Telephone 08456 08 12 07

Web Site

<http://www.aberdeenshire.gov.uk>

Tenure

Freehold (Heritable)

Rateable Value

£23,500

Accommodation

GROUND FLOOR

Lounge to seat 24, Public Bar, large kitchen and preparation rooms, public toilets and staff facilities.

Function suite to cater for 300+ people with intrinsic toilets and laundry facilities.

Office, cellar and extra WCs.

9 letting rooms with en suite showers in former stable block.

FIRST FLOOR

4 letting bedrooms

Bathroom & WCs

Office

Residents' dining room with 24 couverts.

Lounge, kitchen, bathroom and 3 bedrooms for owner's accommodation

SECOND FLOOR

2 double letting room with en suite showers

3 basic letting rooms with T fall ceilings.

Floor Areas

	Sq.Mtrs	Sq.Ft
Ground	937.15	10,087
First	133.1	1,433
Second	170.71	1,838
TOTAL	1240.96	13,358

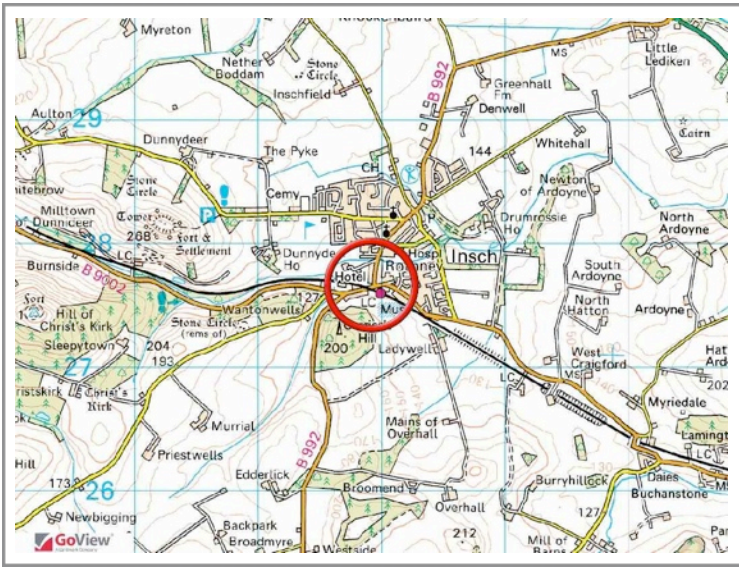
Price guide £295,000

To View

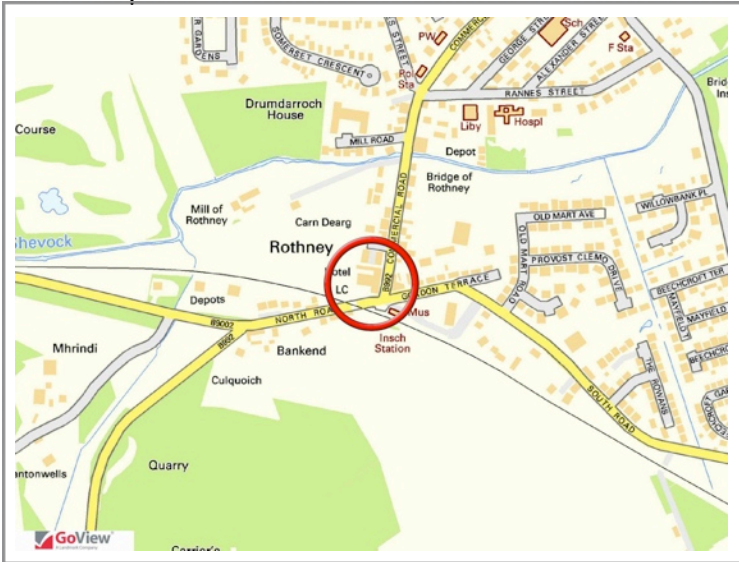
All appointments must be arranged through the agent, Kevin Oliver. Whilst we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our sales office and we will be pleased to check the information. Do so particularly if contemplating traveling some distance to view the property.

Telephone 01434 343000

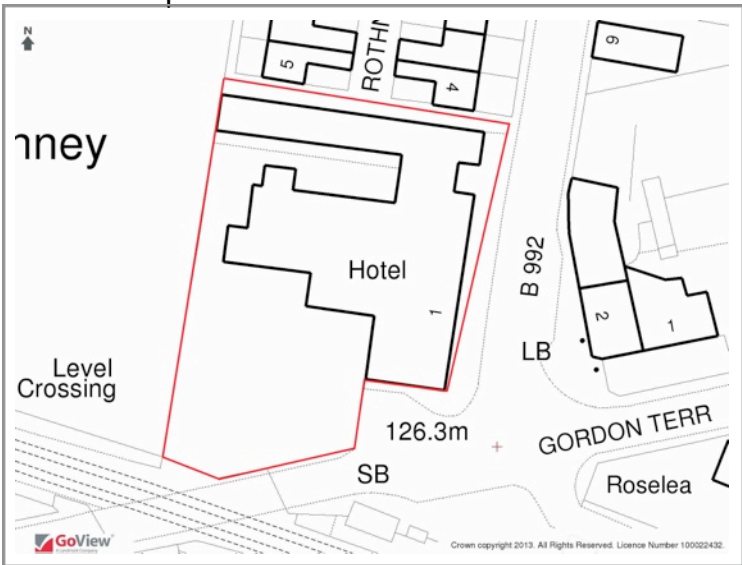
Web www.kevinoliver.co.uk



Town Map



Street Map



Site Plan

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact.

Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents, furnishings, furniture, equipment etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.

Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.

It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning or potential uses such information is given in good faith.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Any drawings showing the layout of the accommodation are NOT to scale. They are for illustrative purposes only.

Value Added Tax

All figures quoted exclude VAT where chargeable. Any offer made, unless otherwise stated, will be deemed to be exclusive of VAT.



Energy Performance Certificate

Scotland

Non-Domestic buildings and buildings other than dwellings

CARRIAGES HOTEL, 1-3 COMMERCIAL ROAD, INSCH AB52 6JN

Date of assessment: 05 September 2013

Date of certificate: 13 September 2013

Total conditioned area: 1177.2m²

Primary energy indicator: 1111 kWh/m²/yr

Reference Number: 3190-0515-0330-5108-1703

Building type: Hotel

Assessment Software: EPCgen, v4.1.e.5

Transaction Type: Marketed sale

Building Energy Performance Rating

Excellent



Net Zero Carbon or better

(0-15)

A

(16-30)

B

(31-45)

C

(46-60)

D

(61-80)

E

(81-100)

F

(100+)

G

Current

198

Potential

183

Very Poor

Approximate Energy Use:

447 kWh per m² per year

Approximate Carbon Dioxide Emissions:

198.45 kgCO₂ per m² per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:



Recommendations for the cost-effective improvement of energy performance

1. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.
2. Consider replacing T8 lamps with retrofit T5 conversion kit.
3. Add time control to heating system.
4. Add optimum start/stop to the heating system.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.



The Green Deal may allow you to make your building warmer and cheaper to run at no up-front capital cost. See your Recommendations Report for more details.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.